

SECTION 22: SPECIAL PURPOSE ZONES

Section 22.0 - Purposes

Because of their special or unique characteristics and the need to implement specific sections of the General Plan, the following Special Purpose Zones are established:

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Section 22.1: MHP -- Manufactured Home Park Zone

Section 22.1-1: Purpose

In addition to the objectives outlined in Section 1 (Purposes and Scope), the Manufactured Home Park Zone is designed to achieve the following purposes:

- A. To provide for the exclusive development of Manufactured Home Parks. All Manufactured Home Parks hereinafter shall be developed in accordance with the provisions of this Section.

Section 22.1-2: Permitted and Conditional Uses -- MHP Zone

The following Uses shall be permitted where the symbol “P” appears and shall be permitted Uses subject to a Conditional Use permit where the symbol “C” appears in the column to the right. All Uses not listed are prohibited. For Uses similar to those listed, see Section 30.1.

A. <u>Residential Uses</u>	<u>MHP Zone</u>
1. Group Homes for the Handicapped, per Section 24.6	P
2. Institutional Residential including other Group Homes	C
3. Manufactured Home	P
4. Mobile Home	See Section 22.1-6.M
5. Modular Home	P
6. Travel Trailer or Park Model (8' x 32' minimum size)	C
B. <u>Agricultural and Related Uses</u>	<u>MHP Zone</u>
1. Gardening	P
C. <u>Public and Semi-Public Uses</u>	<u>MHP Zone</u>
1. Churches, convents, and other religious institutions	C
2. Day Care Center	P
3. Educational Institutions, public or private	C
4. Fire Stations	C
5. Pre-school	C
6. Public parks and Recreational Facilities	C
7. Utility Installations and public service sub-stations, reservoirs, water storage tanks, pumping plants, or similar installations not including public utility offices	C
D. <u>Home Occupations</u>	<u>MHP Zone</u>
1. Home occupations subject to provisions of Section 24.2.	P

Section 22.1-2: Permitted and Conditional Uses -- MHP Zone (Continued)

E. Accessory Uses

MHP Zone

- | | |
|---|---|
| 1. Accessory Structures located on the same site as a permitted Use. | P |
| 2. Accessory Structures in excess of 3,000 square feet | C |
| 3. Accessory Uses and Structures located on the same site as a Conditional Use. | C |

F. Temporary Uses

MHP Zone

- | | |
|--|---|
| 1. Temporary Uses as per Section 24.1. | P |
| 2. Model homes and sales offices. | C |

Section 22.1-3: Property Development Standards -- MHP Zone

The following regulations shall apply to the site of a Manufactured Home Park. Additional regulations may be specified as conditions of approval of Design Review by the Planning Commission or as conditions of approval for the establishment of an MHP Zone:

- Minimum frontage: 200 feet, continuous Frontage
- Density, maximum: 10 units per acre
- Minimum Setbacks: 20 feet adjoining a street; 15 feet adjoining an Interior Lot Line
- Recreation area: Minimum of 250 square feet of recreation area for each Manufactured Home Space. This requirement shall be increased to 300 square feet per Manufactured Home Space if children under the age of 18 are permitted within the development

Section 22.1-3: Screening and Landscaping -- MHP Zone

Screening shall be provided around the entire site of a Manufactured Home Park except that, where a required Setback adjoins a Street, screening shall be located at the rear of the required Setback. Required Setbacks shall be landscaped and said Landscaping shall consist predominantly of plant materials except for necessary walks, drives and fences. All required Landscaping shall be permanently maintained in a neat and orderly condition.

Section 22.1-4: General Requirements

The following are minimum unless otherwise noted:

- | | |
|--|----------|
| 1. Dwelling units per Lot, parcel, or Manufactured Home Space, maximum | 1 |
| 2. Space size in square feet (parks and rental spaces) | 4000 |
| 3. Lot size in square feet (subdivided lots) | 5000 |
| 4. Subdivided Lot Width | 50 feet |
| 5. Subdivided Lot Depth | 100 feet |
| 6. Front Setback | 10 feet |
| 7. Side Interior Setback | 5 feet |
| 8. Side Street Setback | 10 feet |
| 9. Rear Setback | 10 feet |

Revised: 11/88, 7/91, 6/00, 10/13

Section 22.1-5: General Requirements (Continued)

10. Lot Coverage, maximum	40%
11. Structure Height, maximum	20 feet
12. Off-street parking spaces per Dwelling Unit	2 spaces
13. Distance between Structures	10 feet

Section 22.1-6: Interior Site Development Standards -- MHP Zone

The following requirements shall apply to development of Manufactured Home Spaces and to facilities within a Manufactured Home Park. Additional requirements may be specified as conditions of Design Review or as conditions of approval for the establishment of an MHP Zone:

- A. Manufactured Home Space. Each space shall contain a minimum of 4,000 square feet for exclusive use by the occupants of the space. Each space shall have at least 40 feet of width adjoining an Access drive. Each space shall have dimensions capable of accommodating a rectangle with minimum dimensions of 45 feet by 65 feet.
- B. Manufactured Home Placement. Each Manufactured Home shall be located not less than 5 feet from the boundary of a Manufactured Home Space, except that Carports, patio covers, storage Buildings, and similar Structures accessory to a Manufactured Home may be located not less than 4 feet from the boundary of a Manufactured Home Space.
- C. Access Drives. All Manufactured Home Access drives within a Manufactured Home Park shall be privately owned, and shall have at least 28 feet of pavement width, exclusive of adjoining parking areas, and shall be constructed to County standards.
- D. Sidewalks. Sidewalks at least 5 feet in width shall be provided to serve each Manufactured Home space and to serve all central or common facilities within the Manufactured Home Park. Sidewalks need not adjoin Access drives.
- E. Landscaping. Not less than 20 percent of each Manufactured Home Space shall be landscaped, including at least one tree (minimum 5 gallon size) on each space.
- F. Minimum Size Manufactured Home. The minimum size for a Manufactured Home established within a Manufactured Home Park shall be 12 feet by 50 feet.
- G. Accessory Structures and Uses. Accessory Structures and Uses serving the entire Manufactured Home Park, including Recreation Facilities, laundry areas, Manufactured Home Park offices, and maintenance or storage Buildings, shall be located at least 50 feet from the boundary of the Manufactured Home Park Site. All exterior maintenance or storage areas shall be enclosed by a 6 foot high masonry wall.
- H. Parking. Two on-site parking spaces shall be provided for each Manufactured Home Space.
- I. Guest Parking. Guest parking or Recreational Vehicle storage areas shall be provided as required by the Commission.

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Section 22.1-6: Interior Site Development Standards -- MHP Zone (Continued)

- J. Skirting. Skirting shall be required for each Manufactured Home, and shall be complimentary to the design and coloration of the Manufactured Home.
- K. Building Permits. A Building Permit shall be required for the establishment of a Manufactured Home within a Manufactured Home Park.
- L. Cabanas. A Cabana may be attached to a Manufactured Home providing the Cabana shall be complimentary to the design and coloration of the Manufactured Home.
 - 1. A Cabana is a portable and demountable room or enclosure: This shall be interpreted to mean that such additions shall be constructed on only pier type foundations.
 - 2. A Cabana is used in conjunction with a Manufactured Home: This shall be interpreted to mean that the interior square footage of the Cabana shall not exceed that of the Manufactured Home it is attached to; and that the Cabana shall be directly attached to the Manufactured Home so as to provide interior Access. Maximum height of the addition shall not exceed fifteen (15) feet.
 - 3. A Cabana is a room, enclosure or other Building: This shall be interpreted to mean that stick-built type of additions constructed on-site shall be in conformance with the applicable Building Codes as it pertains to other conventional Structures built in Coconino County.
- M. Mobile Homes. The establishment of a pre-HUD Mobile Home may be permitted subject to the rehabilitation of that unit in accordance with the Arizona Office of Manufactured Housing administrative rules and subject to an insignia of approval having been placed by the state on the home. Mobile Homes shall not be relocated and placed on-site prior to renovation and rehabilitation as provided for in this Ordinance.

Section 22.1-7: Performance Standards

- A. Air conditioners, heating, cooling, ventilating equipment, swimming pool pumps and heaters and all other mechanical devices shall be screened from surrounding properties and Streets and shall be so operated that they do not disturb the peace, quiet, and comfort of neighboring residents. Facilities for the operation of alternate energy systems shall be exempted from the screening requirements when such screening will clearly restrict the efficient operation of such systems.
- B. Required Front and Street Side Setbacks shall be landscaped except for necessary walks, drives and fences. All required Landscaping shall be permanently maintained in a neat and orderly condition.
- C. Required Front and Street Side Setbacks shall not be used for the parking or storage of any motor vehicle or vehicle accessory such as camper shells, trailers, motor bikes, or other wheeled accessory or convenience, except that operable motor vehicles may be parked upon the driveway or Access way to the Garage or Carport.

Section 22.1-7: Performance Standards (Continued)

1. One motor vehicle or Travel Trailer for sale may be parked on or adjacent to the driveway but not elsewhere in the Front or Street Side Setbacks.
 2. Licensed and operable motor vehicles or vehicle accessories with signage may not be parked or stored within the required Front and Street Side Setbacks, except for overnight parking within a driveway or Access way to the garage or carport. Vehicles and accessories with signage may not be set up on Site in such a way as to advertise a Use, product or activity.
- D. In the MHP Zone, outdoor storage of unlicensed or inoperable vehicles, vehicle parts, auto parts, tires, second-hand Building materials, pipe, drums, appliances, household furniture, household refuse, unlicensed Travel Trailers or utility trailers, etc. shall be subject to the following conditions:
1. A maximum area of 200 square feet may be used on any one Lot or Manufactured Home Space for outdoor storage.
 2. Such outdoor storage shall be located to the rear of the main Dwelling and screened from surrounding properties and streets by a wall, opaque, rigid fencing, Landscaping or other Structure. Second-hand materials may not be used for the construction of such screening unless otherwise approved by the Community Development Director. Any wall or fencing shall not exceed six (6) feet in height and shall be subject to the provisions of 22.1-9. Stored second-hand materials, vehicles, vehicle parts, etc., shall not be stacked so as to be visible above the required screening, or more than six (6) feet high. All permitted screened outdoor storage areas shall meet the minimum required Building Setbacks as prescribed by this Section. The provisions of this paragraph shall not be so construed as to restrict the storage of firewood maintained for fuel purposes and use by the occupant of the premises.
 3. All permitted screened outdoor storage areas shall meet the minimum required Building Setbacks as prescribed by this Section.
 4. Outdoor storage shall not be permitted on any MHP zoned Lot unless there is a Dwelling on the Lot.
- E. The overnight parking of Commercial Vehicles and Commercial Equipment, including but not limited to semi-tractors, semi-trailers, dump trucks, equipment trailers, backhoes, etc., is prohibited in the Manufactured Home Park Zone.
- F. Where public or semi-public Uses are established, a masonry wall, or solid wood fence six (6) feet in height as measured from the highest adjacent Grade and screen Landscaping shall be erected and maintained between such Uses and adjacent residential Uses on properties.
- G. Apparatus needed for the operation of active or passive solar energy systems or other alternative energy systems, including but not limited to, overhangs, movable insulating walls and roofs, attached or detached solar collectors, reflectors and piping shall be permitted for any Use subject to the applicable provisions of the Zone.

Section 22.1-7: Performance Standards (Continued)

- H. In the MHP Zone, one Recreational Vehicle or Travel Trailer per Lot or parcel may be used for temporary residency not to exceed 100 days per year provided that the Lot or parcel is not already occupied by a Dwelling or other residential Structure. A temporary use permit shall be obtained prior to establishing said temporary residence, and the Travel Trailer or Recreational Vehicle must be removed from the parcel upon the expiration of the temporary use permit. Approval may be subject to conditions.

Section 22.1-8: Accessory Structures - MHP Zone

- A. Accessory Structures shall be subject to the following restrictions:

1. Bathroom facilities shall be limited to one (1) sink and one (1) toilet.
2. No kitchen facilities or wet bars shall be permitted.
3. The use of Mobile, Manufactured or Modular Homes, semi-trailers, railroad cars, Travel Trailers, camper shells or similar units as Accessory Structures is prohibited.
4. Accessory Structures may not be established prior to the Dwelling Unit or primary Structure.

B. Attached Structures

An Accessory Structure that is attached to a main Structure shall meet all of the requirements for location of the main Structure except as provided in "E" of this Section.

C. Canopies

Canopies, or roofs attached to the main Building or connecting the main Building with a detached Accessory Structure, may extend into a required Rear or Interior Side Setbacks provided that portions of such Structure extending into the Setback:

1. Shall not exceed fifteen (15) feet in height nor project closer than five (5) feet to an Interior Side or Rear Lot Line;
2. Shall be entirely open on at least three sides, except for necessary supporting columns; except that a roof connecting a main Building and an Accessory Structure shall be open on at least two sides.

D. Detached Structures

1. A detached Structure shall meet the Setback requirements of the main Building for the Front and Street Side Setbacks.
2. In the MHP Zone on parcels of one-half acre or smaller:
 - a. Accessory Structures that are 120 square feet shall meet the Front and Street Side Setbacks but may be within six feet of the main Dwelling and three feet from any Interior Side or Rear Lot Line.
 - b. Accessory Structures that are 64 square feet or less and eight (8) feet or less in height measured to the highest peak may have a 0 foot separations from the main Dwelling and a 1 foot Interior Side or Rear Setback provided that the roof does not drain onto an adjacent property.

Section 22.1-8: Accessory Structures - MHP Zone (Continued)

- c. If there is more than one shed on a property, there must be at least a six (6) foot separation between sheds.
3. A detached Accessory Structure which does not exceed 15 feet in height or 600 square feet in area may be located within an Interior Side or Rear-Setback; provided, however, that such Structure shall not be located closer than five feet to an Interior Side or Rear Lot Line.
4. A detached Accessory Structure which exceeds 15 feet in height, or 600 square feet in area, shall maintain the same minimum Side and Rear Setbacks as required for the main Dwelling.
5. A detached Accessory Structure shall maintain a minimum 10 foot separation from the main Structure.
6. Swimming pools shall be considered to be a detached Structure.

E. Other Structures

1. Steps, air conditioning units, architectural features, such as eaves, awnings, chimneys, stairways, wing walls or bay windows, may project not more than six (6) feet into any required Front, Street Side or Rear Setback, nor into any required Side Setback more than one-half (½) of said required Side Setback.
2. Balconies, porches or decks shall not encroach or project into any required Setback. Uncovered paver/stone patios or slabs on grade may encroach into any Setback.
3. Swimming pools, including all Accessory or appurtenant Structures and equipment, shall maintain a minimum Setback of five (5) feet from all Lot Lines and Buildings. As a precaution against unauthorized use, swimming pools shall be enclosed by a wall or fence not less than 5 feet in height to the specifications of the Department of Community Development.

Section 22.1-9: Walls and Fences - MHP Zone

- A. In any required Front or Street Side Setback, an opaque or solid wall or fence shall not exceed three (3) feet in height. Non-opaque, which are at least 50% transparent, fences may be established in any required Front or Street Side Setback to a maximum height of six (6) feet.
- B. A wall or solid fence not more than six (6) feet in height, as measured from the highest adjacent Grade, may be maintained along the Interior Side or Rear Lot Lines provided that such wall or fence does not extend into a required Front or Street Side Setback. Stacking firewood along a Lot Line shall be considered a wall or fence and must meet height limits.
- C. Walls or fences exceeding six (6) feet in height may be permitted only through the Variance procedure set forth in Section 30 and subject to the granting of a Building Permit.
- D. A wall or fence adjacent to a driveway providing vehicular Access to an Abutting Lot shall not exceed three (3) feet in height within fifteen (15) feet of the intersection of said driveway and the Street Right-of-Way so as not to obstruct visibility.
- E. The provisions of this Section shall not apply to a wall or fence required by any law or regulation of the State of Arizona or any agency thereof.

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Section 22.1-9: Walls and Fences - MHP Zone (Continued)

- F. Tires may not be used to construct walls, unless they are fully encapsulated so as to prevent the accumulation of water inside the tires, and subject to the granting of a Building Permit.

Section 22.1-10: Pre-Application Procedure--MHP Zone

Prior to submitting an application for a Manufactured Home Park, the applicant or prospective developer should hold preliminary consultations with the Department of Community Development to obtain information and guidance before entering into binding commitments or incurring substantial expense in the preparation of plans, surveys and other data. Such preliminary consultations should be relative to a general development plan which expresses the concepts to be embodied in the proposed development.

Section 22.1-11: Application Requirements--MHP Zone

An application for the establishment of a Manufactured Home Park zone must be accompanied with a general development plan showing the location, design and configuration of each Manufactured Home

Section 22.1-11: Application Requirements--MHP Zone (Continued)

Space and all Accessory Structures and Uses. The development plan shall also show the location and design of the following:

- A. Access drives, sidewalks, and parking spaces;
- B. Walls and fences;
- C. Lighting;
- D. Drainage and sanitary sewer facilities;
- E. Electrical and water service;
- F. Fire protection facilities;
- G. Refuse collection facilities;
- H. Landscape plan

Water and drainage reports prepared by a registered professional engineer shall be submitted with the application. A report on the proposed wastewater system prepared by a registered sanitary engineer shall also be submitted.

Section 22.1-12: Adoption of Development Plans and Maps--MHP Zone

Prior to the development of the Manufactured Home Park the development plans and maps submitted with the application for a Manufactured Home Park shall be approved and adopted by the Board of Supervisors.

Section 22.1-13: Amendments to the Development Plan--MHP Zone

All development within the MHP Zone shall comply substantially with the development plans as approved and adopted by the Board of Supervisors. Any amendments to the development plans shall be accomplished in the same manner as an amendment to the zoning regulations as prescribed in Section 30.4.

Revised: 7/86, 11/88, 6/00, 3/02, 10/13

Section 22.1-14: Pre-Existing Manufactured Home Parks--MHP Zone

A pre-existing Manufactured Home Park shall not be deemed nonconforming by reason of failure to meet the minimum requirements prescribed by this Section, provided that the regulations of this Section shall apply to the remodeling, enlargement or expansion of an existing Manufactured Home Park.

Section 22.1-15: Signs--MHP Zone

No Sign or outdoor Advertising Device shall be permitted in any MHP Zone except as provided in Section 26: Signs.

Section 22.1-16: Manufactured Home Park Subdivision

The division of land for the establishment of a Manufactured Home subdivision shall comply with all of the requirements of this Section and the County Subdivision Ordinance.

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Section 22.2: PRD--Planned Residential Development

Section 22.2-1: Purposes

In addition to the objectives outlined in Section 1 (Purposes and Scope), the Planned Residential Development Zone is designed to achieve the following purposes:

- A. To facilitate development of areas designated for residential Use on the Comprehensive Plan by permitting greater flexibility and, consequently, more creative and imaginative designs for the development of such residential areas than generally is possible under conventional zoning and subdivision regulations.
- B. These regulations are further intended to promote more economical and efficient Use of the land while providing a harmonious variety of housing choices, a higher level of urban amenities, and preservation of natural and scenic qualities of open spaces.

Section 22.2-2: Uses Permitted--PRD Zone

The following Uses shall be permitted where the symbol “P” appears and shall be permitted Uses subject to a Conditional Use permit where the symbol “C” appears in the column to the right. All Uses not listed are prohibited. For Uses similar to those listed, see Section 30.1.

A. <u>Residential Uses</u>	<u>PRD Zone</u>
1. Planned residential developments	P
2. Group homes for the Handicapped, per Section 24.6	P
B. <u>Agricultural and Related Uses</u>	<u>PRD Zone</u>
1. Agriculture and Gardening	P
2. The non-commercial keeping of horses and other Livestock subject to the following conditions:	P
a. A minimum of one (1) acre of land shall be required for the maintenance of such animals.	
b. Three such animals may be maintained on the first acre and up to one additional animal for each additional one-half acre.	
c. No such animal may be sheltered, fed or watered closer than 100 feet to a residence occupied by other persons.	
d. The keeping of all animals shall be subject to the regulations and conditions of the Coconino County Health District and Animal Management Division.	
C. <u>Public and Semi-Public Uses</u>	<u>PRD Zone</u>
1. Churches, convents, monasteries and other religious institutions	C
2. Day Care Centers	P
3. Educational Institutions, public or private	C
4. Fire Stations	C

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Section 22.2-2: Uses Permitted--PRD Zone (Continued)

<u>C. Public and Semi-Public Uses</u>	<u>PRD Zone</u>
5. Parks, playgrounds, riding and hiking trails, recreational buildings, Structures and facilities; clubhouses, Community Centers and similar Uses; provided, all such Uses are designed for and limited to use by residents of the planned development and their guests.	P
6. Pre-school	C
7. Utility installations and public service sub-stations, reservoirs, pumping plants, and similar installations, not including public utility offices.	C
8. Wireless Telecommunications Facilities subject to the provisions of Section 24.5 (See Section 24.5.H for exemptions).	C
<u>D. Home Occupations</u>	<u>PRD Zone</u>
1. Cottage industries subject to the provisions of Section 24.3	C
2. Home occupations subject to the provisions of Section 24.2.	P
<u>E. Accessory Uses</u>	<u>PRD Zone</u>
1. Accessory Structures located on the same site as a permitted Use	P
2. Accessory Structures in excess of 3,000 square feet	C
3. Accessory Uses and Structures located on the same site as a Conditional Use	C
4. Accessory Wind Energy Systems	Section 24.8
5. Guest houses and Accessory Living Quarters shall be permitted subject to the provisions of Section 19.1.I.E.3.	P
<u>F. Temporary Uses</u>	<u>PRD Zone</u>
1. Temporary uses as per Section 24.1	P
2. Model home and subdivision sales offices	C

Section 22.2-3: Property Development Standards -- PRD Zone

The following development requirements shall apply to all planned residential developments:

- A. The planned residential development shall be designed and developed in a manner compatible with and complimentary to existing and potential residential development in the immediate vicinity of the project site. Site planning on the perimeter shall provide for the protection of the property from adverse surrounding influences, as well as protection of the surrounding areas from potentially adverse influences within the development.
- B. There shall be no minimum area requirement for individual lots or individual dwelling sites in a planned residential development.

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Section 22.2-3: Property Development Standards -- PRD Zone (Continued)

- C. The maximum number of Dwelling Units permitted in a planned residential development shall be determined by dividing the total land area within the boundaries of the proposed development by the density restrictions designated on the Comprehensive Plan or specific plan or by the density restrictions of the existing zone classification or by the action of the Board of Supervisors.
- D. The following specific site development requirements shall apply to a PRD in any zone; these requirements are minimum unless otherwise noted:
- | | |
|--|----------|
| 1. Site area, in acres | 10 |
| 2. Site frontage on public street | 200 feet |
| 3. Front Setback | 25 feet |
| 4. Side Interior Setback | 20 feet |
| 5. Side Street Side Setback | 25 feet |
| 6. Rear Setback | 20 feet |
| 7. Structure Height, maximum | 35 feet |
| 8. Site coverage, maximum | 40% |
| 9. Parking spaces per unit, covered | 1 |
| 10. Guest parking spaces per unit, uncovered | 1 |
| 11. Distance between Structures | 10 feet |
- E. Required open space shall comprise at least 35 percent of the total area of the planned development. Land occupied by Buildings, Streets, driveways or parking spaces may not be counted in satisfying this open space requirement; provided, however, that the land occupied by recreational Buildings, Structures or Uses may be counted as required open space.
- F. At least one-half of the required open space may be improved, or may be left in its natural state, particularly if natural features worthy of preservation exist on Site. Open space left in its natural state shall be kept free of litter and shall at no time constitute a health, safety, fire or flood hazard. Areas devoted to natural or improved flood control channels and those areas encumbered by flowage, floodway or drainage Easements may be applied toward satisfying this portion of the total open space requirement.
- G. If development is to be accomplished in stages, the development plan shall coordinate improvement of the open space, the construction of Buildings, Structures and improvements in such open space, and the construction of Dwelling Units in order that each development stage achieves a proportionate share of the total open space of the total planned development.
- H. All or any part of the required open space may be reserved for use in common by the residents of the planned development. Areas permanently reserved for common open space shall be reserved for the use and enjoyment of the residents in a manner which makes the County, or a public district or public agency, a party to and entitled to enforce the reservation, subject to approval by the County Attorney. The Planning Commission may require that open space Easements over the required open space be conveyed to the County.

Revised: 6/00, 10/13

Section 22.2-3: Property Development Standards -- PRD Zone (Continued)

- I. No Building, except as hereafter provided, shall be located closer than five feet from an interior vehicular or pedestrian way, court, plaza, open parking lot or any other surfaced area reserved for public use or for use in common by residents of the planned development. Such Setback generally shall be measured from the nearest edge of the surfaced area; provided, however, that where no sidewalk exists in conjunction with a public or private Street, such Setback shall be measured from the nearest edge of the Street Right-of-Way or private road Easement.
- J. All public Streets within or Abutting the proposed planned development shall be dedicated and improved to County specifications for the particular classification of Street. When the developer desires to retain any Streets within the development as private Streets, such Streets shall be constructed to County standards and permanently reserved and maintained for their intended purpose by means acceptable to the Board of Supervisors. Other forms of Access, such as pedestrian ways, courts, plazas, driveways or open parking lots shall not be offered for dedication.
- K. Planned residential developments shall relate harmoniously to the topography of the Site, shall make suitable provision for the preservation of water courses, drainage areas, wooded areas, rough terrain, and similar natural features and areas, and shall be otherwise so designed as to use and retain such natural features and amenities to the best advantage.
- L. All utilities within a planned development shall be placed underground. A common central television antenna or receiver may be provided with underground cable service to all Dwelling Units. All other external television or radio antennas shall not be permitted; for the purposes of this Section, appurtenances and associated equipment such as surface-mounted transformers, pedestal-mounted terminal boxes and meter cabinets, and concealed ducts in an underground system may be placed above ground.
- M. The type, number and location of fire hydrants and other fire protective devices shall be subject to the specifications of the Planning Commission.

Section 22.2-4: Signs--PRD Zone

No Sign or outdoor Advertising Device shall be permitted except as provided in Section 26: Signs or as prescribed on the approved development plan.

Section 22.2-5: Accessory Uses and Structures--PRD Zone

- A. Accessory Structures shall be subject to the following restrictions:
 - 1. Bathroom facilities shall be limited to one (1) sink and one (1) toilet.
 - 2. No kitchen facilities or wet bars shall be permitted.
 - 3. The use of Mobile, Manufactured or Modular Homes, semi-trailers, railroad cars, Travel Trailers, camper shells or similar units as Accessory Structures is prohibited.
 - 4. Accessory Structures may not be established prior to the Dwelling Unit or primary Structure.
- B. Attached Structures
An Accessory Structure that is attached to a main Structure shall meet all of the requirements for location of the main Structure except as provided in "D" of this Section.

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Section 22.2-5: Accessory Uses and Structures--PRD Zone (Continued)

C. Detached Structures

1. A detached Structure shall meet the Setback requirements of the main Building for the Front and Street Side Setbacks.
2. A detached Accessory Structure which does not exceed 15 feet in height or 600 square feet in area may be located within an Interior Side or Rear Setback; provided, however, that such Structure shall not be located closer than five feet to an Interior Side or Rear Lot Line.
3. A detached Accessory Structure which exceeds 15 feet in height, or 600 square feet in area, shall maintain the same minimum Side and Rear Setbacks as required for the main Dwelling.
4. A detached Accessory Structure shall maintain a minimum 10 foot separation from the main Structure.
5. Swimming pools shall be considered to be a detached Structure.

D. Other Structures

1. Steps, air conditioning units, architectural features, such as eaves, awnings, chimneys, stairways, wing walls or bay windows, may project not more than six feet into any required Front, Street Side or Rear Setback, nor into any required Side Setback more than one-half (1/2) of said required Side Setback.
2. Balconies, porches or decks shall not encroach or project into any required Setback. Uncovered paver/stone patios or slabs on grade may encroach into any Setback.
3. Swimming pools, including all Accessory or appurtenant Structures and equipment, shall maintain a minimum Setback of five feet from all property lines and buildings. As a precaution against unauthorized use, swimming pools shall be enclosed by a wall or fence not less than 5 feet in height to the specifications of the Department of Community Development.

Section 22.2-6: Pre-Application Procedure--PRD Zone

Prior to submitting an application for a planned residential development, the applicant or prospective developer should hold preliminary consultations with the Department of Community Development to obtain information and guidance before entering into binding commitments or incurring substantial expense in the preparation of plans, surveys and other data. Such preliminary consultations should be relative to a general development plan which expresses the concepts to be embodied in the proposed development.

Section 22.2-7: Application-Development Plans and Maps--PRD Zone

An application for a planned residential development must be for a parcel or parcels of land which is under the control of the person or corporation proposing the development. The application shall be accompanied by the following plans and maps:

- A. A boundary survey map of the property; a tentative subdivision map may be substituted if the applicant proposes to subdivide the property.
- B. Topography of the property and the preliminary proposed finished grade shown at contour intervals of not to exceed five feet.

Revised: 7/89, 3/02, 10/13

Section 22.2-7: Application-Development Plans and Maps--PRD Zone (Continued)

- C. The gross land area of the development, the present zoning classification thereof, and the zoning classification and land use of the area surrounding the proposed development, including the location of structures and other improvements.
- D. A general development plan with at least the following details shown to scale and dimensioned:
 - 1. Location of each existing and each proposed structure in the development area, the Use or Uses to be contained therein, the number of stories, the gross building and floor areas, approximate location of entrances and loading points thereof.
 - 2. All streets, curb cuts, driving lanes, parking areas, loading areas, public transportation points, and illumination facilities for the same.
 - 3. All pedestrian walks, malls and open areas for the use of occupants and members of the public.
 - 4. Location and height of all walls, fences and screen planting, including a plan for the landscaping of the development and the method by which such Landscaping is to be accomplished.
 - 5. Types of surfacing, such as paving, turfing or gravel to be used at the various locations.
 - 6. A preliminary grading plan of the area.
 - 7. A preliminary report and overall plan describing proposed provisions for storm drainage, sewage disposal, water supply and such other public improvements and utilities as the County Engineer may require.
- E. Plans and elevations of Buildings and Structures sufficient to indicate the architectural style and construction standards.
- F. The proposed means for assuring continuing existence, maintenance and operation of the various common elements and facilities. If a community association or similar governing structure is to be established, a copy of the covenants, conditions and restrictions (CC & R's) shall be made a part of the record. If the Board of Supervisors deems it necessary, upon advice of the County Attorney, the County of Coconino shall be a party to such CC & R's in order to ensure their continuance and enforceability.
- G. Such other information as may be required by the Director of Community Development to permit complete analysis and appraisal of the planned development.

Section 22.2-8: Adoption of Development Plans and Maps--PRD Zone

The development plans and maps submitted with the application for a planned residential development shall be approved and adopted by the Board of Supervisors and included in the Ordinance establishing the PRD Zone.

Section 22.2-9: Amendments to the Development Plans--PRD Zone

All development within the PRD Zone shall comply substantially with the development plans as approved and adopted by the Board of Supervisors. Any amendments to the development plans shall be accomplished in the same manner as an amendment to the zoning regulations as prescribed in Section 30.4.

Section 22.2-10: Findings

As a condition necessary for the granting of a PRD Zone request, the following findings shall be made:

1. That the development at the location proposed is consistent with and conforms to the goals, objectives and policies of the Comprehensive Plan or specific plan for the area.
2. That the development and proposed location is consistent with the objectives and standards of the PRD Zone and the Subdivision Ordinance.
3. That the development at the location proposed and the development standards to be followed or maintained will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.
4. That the development will promote or preserve environmental qualities and conserve energy usage and energy resources including the protection of adequate sunlight for use of solar energy systems.
5. That the development will promote any design standards established by the Commission for the community in which the project is to be established.

Section 22.3: PC--Planned Community Zone

Section 22.3-1: Purposes

In addition to the objectives outlined in Section 1 (Purposes and Scope), the Planned Community Zone is designed to achieve the following purposes:

- A. To provide for the classification and development of parcels of land as coordinated, comprehensive projects so as to take advantage of the superior environment which can result from large-scale community planning.
- B. To allow diversification of land Uses as they relate to each other in a physical and environmental arrangement, while ensuring substantial compliance with the provisions of this Ordinance.
- C. To provide for a zone encompassing various types of land uses, such as single-family residential developments, multiple housing developments, professional and administrative office areas, commercial centers, industrial parks or any public or semi-public Use or combination of Uses through the adoption of a development plan and text materials which set forth land use relationships and development standards.

Section 22.3-2: Uses Permitted--PC Zone

- I. Those Uses designated on the development plan for the particular PC Zone as approved by the Board of Supervisors.
- II. The continuation of all land uses which existed in the zone at the time of adoption of the development plan. Existing land uses shall either be incorporated as part of the development plan or shall be terminated in accordance with a specific abatement schedule submitted and approved as part of the development plan.
- III. The following Uses shall be permitted where the symbol “P” appears and shall be permitted Uses subject to a Conditional Use permit where the “C” appears in the column beneath each zone designation. All Uses not listed are prohibited. For Uses similar to those listed, see Section 30.1.

<u>A. Public and Semi-Public Uses</u>	<u>PC Zone</u>
1. Churches, convents, monasteries and other religious institutions	C
2. Day Care Center	P
3. Educational Institutions, public or private	C
4. Fire Stations	C
5. Parks, playgrounds, riding and hiking trails, recreational buildings, Structures and facilities; clubhouses, Community Centers and similar Uses; provided, all such Uses are designed for and limited to use by residents of the planned development and their guests.	P
6. Pre-school	C
7. Utility installations and public service sub-stations, reservoirs, pumping plants, and similar installations, not including public utility offices.	C

Section 22.3-2: Uses Permitted--PC Zone (Continued)

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| 8. Wireless Telecommunications Facilities subject to the provisions of Section 24.5
(See Section 24.5.H for exemptions) | C |
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| B. <u>Accessory Uses</u> | <u>PC Zone</u> |
| 1. Accessory Structures located on the same site as a permitted Use | P |
| 2. Accessory Structures in excess of 3,000 square feet | C |
| 3. Accessory Uses and Structures located on the same site as a Conditional Use | C |
| 4. Accessory Wind Energy Systems | Section 24.8 |

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| C. <u>Temporary Uses</u> | <u>PC Zone</u> |
| 1. Temporary uses as prescribed in Section 24.1 | P |
| 2. Model home and subdivision sales offices | C |

Section 22.3-3: General Requirements--PC Zone

The following requirements shall apply to all PC zoned areas:

- A. An application for a zone change to permit the establishment of a PC Zone shall include and be accompanied by a development plan for the entire property.
- B. An application for a zone change to establish a PC Zone must be for a parcel or parcels of land under control of the person or corporation proposing the development.
- C. The area contained within a proposed PC Zone shall not be less than 25 acres.
- D. A conditional use permit may be required for any land use designation on the development plan.
- E. If ambiguity exists as to the specific dimensions or extent of any designated area on the development plan, the specific boundaries shall be set by the filing of a legal description and map of the parcel in question in conjunction with the filing of a conditional use permit, tentative subdivision, or Building Permits.

Section 22.3-4: Pre-Application Procedure--PC Zone

Prior to submitting an application for a PC Zone, the applicant should hold preliminary consultations with the Department of Community Development to obtain information and guidance before entering into binding commitments or incurring substantial expense in the preparation of plans, surveys and other data. Such preliminary consultations should be relative to a preliminary development plan and other material which expresses the relationship between the various land uses and the development concepts to be employed.

Section 22.3-5: Development Plan--PC Zone

The development plan of a proposed PC Zone should consist of maps, plans, reports, schedules, development standards and schematic drawings and such other documents deemed necessary by the Director of Community Development in accordance with the following requirements:

- A. The development plan shall be submitted in a form approved by the Director of Community Development.
- B. The development of sections or areas within the PC Zone may be permitted subject to one of the following or any combination thereof:
 - 1. The Uses and requirements of any zone classifications established by this Ordinance.
 - 2. The Uses and standards of development set forth in the development plan as approved by the Board of Supervisors.
 - 3. Approval of a conditional use permit by the Planning Commission prior to development.
 - 4. Approval of a tentative subdivision or parcel map.
- C. The development plan and any amendment thereto shall include the following:
 - 1. The type and design of Buildings or Structures and the number of Dwelling Units per gross acre proposed for each residential area.
 - 2. A statement of the standards of population density for the various proposed residential land uses.
 - 3. The general location of school sites, recreational areas, and other public and semi-public sites and the approximate area of each.
 - 4. The general location of all major, primary, secondary and local collector Streets coordinated with the Circulation Element of the County Comprehensive Plan.
- D. The development plan and any amendment thereto shall be accompanied by the following:
 - 1. A general land use map setting forth the proposed Uses of all sections or areas within the subject property and the approximate acreage of each.
 - 2. An accompanying text setting forth the land use regulations which constitute the standards of development designed to govern those sections or areas specified in the development plan. Such standards shall contain definitions and information concerning requirements for Building Lot Coverage, Structure Heights, Building Setbacks, off-street parking, vehicular Access, signing, lighting, storage, screening and Landscaping, and any other information which the Director of Community Development shall require to insure substantial compliance with the purpose of the PC Zone.
 - 3. A topographic map and conceptual grading plan of the property.

Revised: 7/89, 3/02, 10/13

Section 22.3-5: Development Plan--PC Zone (Continued)

4. A preliminary report and overall plan describing proposed provisions for storm drainage, sewage disposal, water supply and such other public improvements and utilities as the County Engineer may require.
5. A written statement of standards as they relate to the allocation of land within the development plan to all proposed types of land uses.
6. Such other information as may be required by the Director of Community Development to enable a complete analysis and appraisal of the planned development.

Section 22.3-6: Adoption of Development Plan--PC Zone

The development plan and supporting statements and documents submitted with the application for a planned community shall be approved and adopted by the Board of Supervisors and included in the Ordinance establishing the PC Zone. All development within the PC Zone shall comply with the development plan as approved and adopted by the Board of Supervisors.

Section 22.3-7: Amendments to the Development Plan--PC Zone

Any amendments to the development plans shall be accomplished in the same manner as an amendment to the Zoning Regulations as prescribed in Section 30.4.

Section 22.4: PS--Public and Semi-Public Zone

Section 22.4-1: Purposes

In addition to the objectives prescribed in Section 1 (Purposes and Scope), the PS--Public and Semi-Public Zone is included in the zoning regulations to achieve the following purposes:

- A. Permit adequate identification of areas reserved and developed for public uses other than street Rights-of-Way.
- B. To provide for expansion of their operations or change in Use and to identify and preserve areas of historic and community significance for the enjoyment of future generations.

Section 22.4-2: Permitted and Conditional Uses--PS Zone

The following Uses shall be permitted where the symbol “P” appears and shall be permitted Uses subject to a Conditional Use permit where the symbol “C” appears opposite the Use. All Uses not listed are prohibited. For Uses similar to those listed, see Section 30.1.

<u>A. Agricultural Uses</u>	<u>PS Zone</u>
1. Agriculture and Gardening	P
2. Sale of products raised on the premises	P
3. The non-commercial keeping of horses and other Livestock not including chickens, rabbits or common household pets subject to the following conditions: <ul style="list-style-type: none">a. A minimum of one (1) acre of land shall be required for the maintenance of such animals.b. Three such animals may be maintained on the first acre and up to one additional animal for each additional one half acre.c. No such animal may be sheltered, fed, or watered closer than 100 feet to a residence occupied by other persons.d. The keeping of all animals shall be subject to the regulations and conditions of the Coconino County Health District and Animal Management Division.	P
4. Feedlots	C
<u>B. Public and Semi-Public Uses</u>	<u>PS Zone</u>
1. Animal shelters	C
2. Cemeteries, human and animal	C
3. Educational Institutions, public or private	C
4. Fairgrounds and Accessory Uses and entertainment	C
5. Fire Stations	C
6. Flood control facilities	C
7. Historical landmarks	P
8. Horse race tracks	C
9. Hospitals	C
10. Maintenance yards operated by a public agency	C

Section 22.4-2: Permitted and Conditional Uses--PS Zone (Continued)

B. Public and Semi-Public Uses

PS Zone

- | | |
|---|---|
| 10. Public buildings and grounds | C |
| 11. Public or private parks, golf courses, golf driving ranges, zoos, aquatic facilities, and other recreation facilities | C |
| 12. Riding academies or commercial stables | C |
| 13. Utility Installations | C |
| 14. Wireless Telecommunications Facilities subject to the provisions of Section 24.5 (See Section 24.5.H for exemptions) | C |

C. Accessory Uses

PS Zone

- | | |
|---|--------------|
| 1. Accessory Structures incidental to permitted or conditional uses. | P |
| 2. Commercial uses incidental, accessory to or in conjunction with the above permitted or conditional uses. | P |
| 3. Accessory Wind Energy Systems | Section 24.8 |

Section 22.4-3: Property Development Standards--PS Zone

A. General Requirements: The following requirements are minimums unless otherwise noted:

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|--------------------------------|----------|
| 1. Minimum parcel size | One acre |
| 2. Lot Width | 160 feet |
| 3. Lot Depth | 160 feet |
| 4. Front Setback | 30 feet |
| 5. Side Setback | 25 feet |
| 6. Rear Setback | 25 feet |
| 7. Lot Coverage, maximum | 40% |
| 8. Structure Height, maximum | 35 feet |
| 9. Distance between Structures | 10 feet |

Section 22.4-4: Screening and Landscaping--PS Zone

Screening and Landscaping for a Conditional Use shall be specified in the use permit.

Section 22.4-5: Off-Street Parking--PS Zone

Off-street parking facilities shall be provided for each Use as prescribed in Section 25: Off-Street Parking or as specified in a Conditional Use permit.

Section 22.4-6: Signs--PS Zone

No Sign, or outdoor Advertising Device, or display of any character shall be permitted except as prescribed in Section 26: Signs or as authorized in a Conditional Use permit

Section 22.5 OS--Open Space and Conservation Zone

Section 22.5-1: Purposes

In addition to the objectives outlined in Section 1 (Purposes and Scope), the Open Space and Conservation Zone is included in the zoning regulations to achieve the following purposes:

- A. To reserve areas of the County where it is desirable and necessary to provide permanent open spaces when such are necessary to safeguard the public health, safety and general welfare and to provide for the location and preservation of scenic areas and recreation areas.
- B. This zone classification is intended to be applied primarily to lands held under public ownership.

Section 22.5-2: Permitted and Conditional Uses--OS Zone

The following Uses shall be permitted where the symbol “P” appears and shall be permitted Uses subject to a Conditional Use permit where the symbol “C” appears opposite the Use. All Uses not listed are prohibited. For Uses similar to those listed, see Section 30.1.

<u>A. Agricultural Uses</u>	<u>OS Zone</u>
1. Agriculture and Gardening	P
2. Sale of products raised on the premises	C
3. The non-commercial keeping of horses and other Livestock not including chickens, rabbits or common household pets subject to the following conditions: <ul style="list-style-type: none">a. A minimum of one (1) acre of land shall be required for the maintenance of such animals.b. Three such animals may be maintained on the first acre and up to one additional animal for each additional one half acre.c. No such animal may be sheltered, fed, or watered closer than 100 feet to a residence occupied by other persons.d. The keeping of all animals shall be subject to the regulations and conditions of the Coconino County Health District and Animal Management Division.	P
<u>B. Public and Semi-Public Uses</u>	<u>OS Zone</u>
1. Cemeteries, crematories, columbariums and related facilities	C
2. Flood control facilities	C
3. Forestry products and the removal thereof; not including processing plants or lumber mills	P
4. Historical landmarks	P
5. Public or private parks, golf courses, golf driving ranges, zoos, aquatic facilities and other outdoor recreation facilities	C
6. Public or private non-commercial campgrounds and picnic areas	P
7. Utility Installation and facilities	C
8. Wireless Telecommunications Facilities subject to the provisions of Section 24.5 (See Section 24.5.H for exemptions)	C

Revised: 4/01, 10/13

Section 22.5-2: Permitted and Conditional Uses--OS Zone (Continued)

C. Accessory Uses

OS Zone

1. Accessory Structures incidental to permitted or Conditional Uses

P

Section 22.5-3: Screening and Landscaping--OS Zone

Screening and Landscaping requirements for a Conditional Use shall be specified in the use permit.

Section 22.5-4: Off-Street Parking--OS Zone

Off-street parking facilities shall be provided for each Use as prescribed in Section 25: Off-Street Parking or as specified in a Conditional Use permit.

Section 22.5-5: Signs--OS Zone

No Sign, or outdoor Advertising Device or display of any character shall be permitted except as prescribed in Section 26: Signs or as authorized in a Conditional Use permit.

Revised: 4/01, 10/13

Section 22.6: RC-Resort Commercial Zone

Section 22.6-1: Purposes

In addition to the objectives outlined in Section 1 (Purposes and Scope), the RC--Resort Commercial Zone is designed to achieve the following purposes:

- A. To provide for the exclusive development of resort facilities in a more creative and imaginative fashion than generally is possible under conventional zoning.
- B. To provide for a zone wherein various styles of residential Uses designed for occupancy by guests of limited duration can be established in conjunction with service commercial and recreational Uses in a coordinated, comprehensive and harmonious design.

Section 22.6-2: Uses Permitted--RC Zone

- I. Those Uses designated on the development plan for the particular PC Zone as approved by the Board of Supervisors.
- II. The continuation of all land Uses which existed in the zone at the time of adoption of the development plan. Existing land Uses shall either be incorporated as part of the development plan or shall be terminated in accordance with a specific abatement schedule submitted and approved as part of the development plan.
- III. The following Uses shall be permitted where the symbol "P" appears and shall be permitted Uses subject to a Conditional Use permit where the "C" appears in the column beneath each zone designation. All Uses not listed are prohibited. For Uses similar to those listed, see Section 30.1.

A. <u>Public and Semi-Public Uses</u>	<u>RC Zone</u>
1. Churches, convents, monasteries and other religious institutions	C
2. Educational Institutions, public or private	C
4. Fire Stations	C
5. Parks, playgrounds, riding and hiking trails, recreational buildings, Structures and facilities; clubhouses, Community Centers and similar Uses; provided, all such Uses are designed for and limited to use by residents of the planned development and their guests.	P
7. Utility installations and public service sub-stations, reservoirs, pumping Plants, and similar installations, not including public utility offices.	C
8. Wireless Telecommunications Facilities subject to the provisions of Section 24.5. (See Section 24.5.H for exemptions)	C

B. <u>Accessory Uses</u>	<u>RC Zone</u>
1. Accessory Structures located on the same site as a permitted Use	P
2. Accessory Wind Energy Systems	Section 24.8

Revised: 4/01, 10/13

Section 22.6-2: Uses Permitted--RC Zone (Continued)

<u>C. Temporary Uses</u>	<u>RC Zone</u>
1. Temporary uses as prescribed in Section 24.1	P
2. Model home and subdivision sales offices	C

Section 22.6-3: General Requirements--RC Zone

The following requirements shall apply to all RC Zoned areas:

- A. An application for a zone change to permit the establishment of an RC Zone shall include and be accompanied by a development plan for the entire property.
- B. An application for a zone change to establish an RC Zone must be for a parcel or parcels of land under the control of the person or corporation proposing the development.
- C. The area proposed to be contained within an RC Zone shall be not less than five (5) acres.

Section 22.6-4: Development Plan--RC Zone

The development plan of a proposed RC Zone should consist of maps, plans, reports, schedules, development standards and schematic drawings and such other documents deemed necessary by the Director of Community Development in accordance with the following requirements:

- A. The development plan submitted in a form approved by the Director of Community Development.
- B. Location of each existing and each proposed Structure in the development area, the Use or Uses to be contained therein, the number of stories, the gross Building and floor areas, approximate location of entrances and loading points thereof.
- C. All Streets, curb cuts, driving lanes, parking areas, loading areas, public transportation points, and illumination facilities for the same.
- D. All pedestrian walks, malls and open areas.
- E. Location and height of all walls, fences and screen planting, including a plan for the Landscaping of the development and the method by which such Landscaping is to be accomplished.
- F. Types of surfacing, such as paving, turfing or gravel to be used at the various locations.
- G. The location and type of proposed Recreational Facilities and utility facilities.
- H. A preliminary report and plan describing proposed provisions for storm drainage, sewage disposal, water supply and such other improvements and utilities as the County Engineer may require.
- I. A topographic map and conceptual grading plan of the subject property.
- J. A plan of the proposed Signage.

Revised: 4/01, 10/13

Section 22.6-5: Adoption of Development Plan--RC Zone

The development plan and supporting statements and documents submitted with the application for a resort commercial Use shall be approved and adopted by the Board of Supervisors and included in the Ordinance establishing the RC Zone. All development within the RC Zone shall comply substantially with the development plan as approved and adopted by the Board of Supervisors.

Section 22.6-6: Amendments to the Development Plan--RC Zone

Any amendments to the adopted development plan shall be accomplished in the same manner as an amendment to the Zoning Regulations as prescribed in Section 30.4.

Revised: 7/89, 6/00, 3/02, 10/13

Section 22.7: P--Parking Zone

Section 22.7-1: Purposes

In addition to the objectives outlined in Section 1 (Purposes and Scope), the P--Parking Zone is included in the zoning regulations to achieve the following purposes:

- A. To provide and identify areas reserved and developed exclusively for public or private off-street parking areas and to accommodate the establishment of parking districts which provide an alternate means of meeting the off-street parking requirements for multiple businesses in a defined area.

Section 22.7-2: Permitted and Conditional Uses--P Zone

The following Uses shall be permitted where the symbol “P” appears and shall be permitted Uses subject to the granting of a Conditional Use permit where the symbol “C” appears opposite the Use. All Uses not listed are prohibited. For Uses similar to those listed, see Section 30.1.

A. <u>Parking Uses</u>	<u>P Zone</u>
1. Public or private open parking lots including incidental control gates, pay boxes or guard sheds	P
2. Public or private Garages or other parking structures including incidental appurtenances	C
B. <u>Public and Semi Public Uses</u>	<u>P Zone</u>
1. Wireless Telecommunication Facilities subject to the provisions of Section 24.5. (See Section 24.5.H for exemptions)	P
C. <u>Accessory Uses</u>	<u>P Zone</u>
1. Accessory Structures located on the same site as a permitted Use	P
2. Accessory Uses and Structures located on the same site as a Conditional Use	C

Section 22.7-3: Property Development and Performance Standards--P Zones

- A. A minimum 10 foot wide Front and Street Side Setback shall be required in the P-Parking Zone. Said Setback areas shall be landscaped except for necessary walks and drives per Section 28.
- B. The design and configuration of the parking lot shall comply with the site development standards prescribed in Section 25.3.
- C. The design and configuration of the parking Garage or Structure shall comply with the Site development standards prescribed in Section 25.3 or as specified in the Conditional Use permit.
- D. Wherever off-street parking lots Abut property in any non-commercial or industrial zone, a masonry wall six feet in height as measured from the highest adjacent Grade and screen Landscaping shall be erected and maintained between the parking lot and said zones.

Revised: 10/13

Section 22.7-3: Property Development and Performance Standards--P Zones (Continued)

- E. Wherever off-street parking lots are situated across the street from property in any non-commercial or industrial zone, a masonry wall or berm three feet in height shall be erected and maintained between the parking lot and the required Front Yard Setback.
- F. All required Landscaping shall consist predominantly of living plant materials and shall be permanently maintained in a neat and orderly condition.
- G. A parking Garage or Structure shall maintain a minimum Setback of five feet from any property in a non-commercial or industrial zone.

Section 22.7-4: Signs--P Zones

No Sign, outdoor Advertising Device or display of any character shall be permitted except as prescribed in Section 26: Signs or as authorized under a Conditional Use permit.

Section 22.8: MR--Mineral Resource Zone

Section 22.8-1: Purposes

In addition to the objectives outlined in Section 1 (Purposes and Scope), the MR-Mineral Resource Zone is included in the zoning regulations to achieve the following purposes:

- A. To provide areas of the County where it is desirable and necessary to provide for the extraction of minerals and other natural resources.

Section 22.8-2: Permitted and Conditional Uses--MR Zone

The following Uses shall be permitted where the symbol “P” appears and shall be permitted Uses subject to the granting of a Conditional Use permit where the symbol “C” appears opposite the Use. All Uses not listed are prohibited. For Uses similar to those listed, see Section 30.1.

<u>A. Agricultural Uses</u>	<u>MR Zone</u>
1. Agriculture and Gardening	P
2. Sale of products raised on the premises	P
3. The non-commercial keeping of horses and other Livestock not including chickens, rabbits or common household pets subject to the following conditions:	P
a. A minimum of one (1) acre of land shall be required for the maintenance of such animals.	
b. Three such animals may be maintained on the first acre and up to one additional animal for each additional one half acre.	
c. No such animal may be sheltered, fed, or watered closer than 100 feet to a residence occupied by other persons.	
d. The keeping of all animals shall be subject to the regulations and conditions of the Coconino County Health District and Animal Management Division.	
4. Feedlots	C
5. Agricultural experimental facilities	P
<u>B. Public and Semi-Public Uses</u>	<u>MR Zone</u>
1. Concrete batching plants	C
2. Excavation, processing and stockpiling of minerals and the back-filling or resultant excavations with inert materials	C
3. Flood control facilities	C
4. Manufacture of block, brick, pipe, tile, cement or asphalt	C
5. Public or private parks, golf courses, golf driving ranges, and other similar open recreational facilities	P
6. Rock crushing plants, aggregate washing, screening and drying facilities and equipment.	C
7. Utility Installations	C
8. Wireless Telecommunications Facilities subject to the provisions of Section 24.5 (See Section 24.5.H for exemptions)	C

Revised: 10/13

Section 22.8-2: Permitted and Conditional Uses--MR Zone (Continued)

<u>C. Accessory Uses</u>	<u>MR Zone</u>
1. Offices and maintenance Buildings or Structures	P
2. Residences (including use of a manufactured home) for caretakers	P
3. Retail or wholesale commercial operations incidental or accessory to or in conjunction with permitted or Conditional Uses	P
4. Storage of materials or machinery used in conjunction with permitted or Conditional Uses	P
5. Weigh stations	P

Section 22.8-3: Property Development Standards--MR Zone

- A. When a MR Zone Abuts or is situated across the Street from property in any non-commercial or industrial zone, a minimum Building Setback of 100 feet shall be required from such residential zone; provided, however, that the 20 feet of said Setback nearest the Street or zone boundary line shall be landscaped and the remainder may be used for off-street parking purposes as provided in Section 25. A three foot high wall, fence or berm shall be constructed in back of the landscaped area along Street Side Setbacks; along all other Lot Lines adjacent to any non-commercial or industrial zone, a six foot high wall or fence as measured from the highest adjacent Grade and screen Landscaping shall be erected and maintained.
- B. Additional property development standards such as, Setbacks, Lot Coverage requirements, height restrictions, screening and landscape requirements may be imposed by the Commission or Board in their approval of a Conditional Use permit.

Section 22.8-4: Performance Standards--MR Zone

- A. Trash receptacles enclosed with solid masonry walls and with gates shall be provided for each industrial Use. Said receptacles shall be set back a minimum of 20 feet from any non-commercial or industrial zone boundary and shall be maintained in a neat and sanitary condition in order to safeguard the health, safety and general welfare of adjacent properties, subject to the approval of the Director of Community Development.
- B. All mechanical equipment, including heating and air conditioning units, and trash receptacle areas shall be completely screened from surrounding properties by use of a wall or fence or shall be enclosed within a Building.
- C. No Use except a temporary construction operation shall be permitted which creates changes in temperature or direct glare, detectable by the human senses without the aid of instruments, beyond the boundaries of the site. No Use shall be permitted which creates electrical disturbances that affect the operation of any equipment beyond the boundaries of the site.
- D. All storage of and activities involving inflammable and explosive materials shall be provided with adequate safety and fire fighting devices to the specifications of the State Fire Marshal. All incineration is prohibited.

Revised: 6/00, 4/01, 10/13

Section 22.8-4: Performance Standards--MR Zone (Continued)

- F. No Use shall be permitted which creates annoying odor in such quantities as to be readily detectable beyond the boundaries of the Site.
- F. No Use except a temporary construction operation shall be permitted which generates inherent and recurrent ground vibration perceptible, without instruments, at the boundary of the Lot in which the Use is located.
- G. Outdoor Storage Areas shall be entirely fenced with a rigid, opaque material not less than six feet in height. Those areas visible from a public Street shall be adequately screened by masonry walls or a substitute acceptable to the Director of Community Development.
- H. Noise shall not be generated by any Use to the point of disturbing the peace and comfort of neighboring residences.
- I. Any pit resulting from depletion of the mineral resource, or from abandoned or terminated mineral extraction operations shall be filled to ground level and such pits or any depleted hillside areas shall be treated in accordance with the following standards:
 - 1. On property where the mineral resource thereon is in fact depleted by reason of extraction operations, or on property where the production of any such resource is in fact abandoned or terminated, said property shall be filled and landscaped to conform with the surrounding properties. A noxious weed abatement plan shall be included. Said filling and Landscaping treatment shall be commenced within one month from the date of depletion, abandonment or termination of mineral resource production on the property and diligently prosecuted to the completion thereof.
 - 2. Slopes, overburden stockpiles, abandoned spoil piles and the general premises shall be graded and smoothed so as to control erosion, prevent the creation of potentially dangerous areas and present a neat and orderly appearance. No hillside shall remain with an average Grade steeper than one foot horizontal to one foot vertical with a 10 foot wide terrace for not more than each 50 feet of vertical height, unless a permanent steeper slope, without terraces, is approved by the County Engineer.
 - 3. Upon termination of operations, all excavations made to a level below the existing ground water table shall be filled with inert materials as approved by the County Engineer to a level above the existing ground water table. This requirement shall not apply, however, to any water-filled excavations scheduled to be in an integral part of future development of the property. All such water-filled areas remaining shall be treated with effective mosquito control measures, as required by the County Health Department.
- J. No hazardous material shall be disposed on the premises. All such materials shall be transported to a landfill site officially designated by the State of Arizona for hazardous materials disposal. Only non-hazardous materials produced on the premises may be disposed of on the premises, provided that such disposal be contained in a manner so as to prevent entry of such materials into the surface water system.

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Section 22.8-4: Performance Standards--MR Zone (Continued)

- K. Whenever there is a question of conformance with the performance standards of this Section, the Director of Community Development shall require the property owner or operator to engage the services of a certified testing firm. Copies of all such tests shall be furnished to the Director.
- L. All solid waste which is not disposed on-site shall be transported to a County landfill site for proper disposition.

Section 22.8-5: Off-Street Parking--MR Zone

Off-street parking facilities shall be provided for each Use as prescribed in Section 25: Off-Street Parking or as specified in a conditional use permit.

Section 22.8-6: Signs--MR Zone

No Sign or outdoor Advertising Device shall be permitted in a MR except as provided in Section 26: Signs.

Revised: 10/13

Section 22.9: RMH -- Residential and Manufactured Home Zone

Section 22.9-1: Purposes

In addition to the objectives outlined in Section 1 (Purpose and Scope), the RMH-Residential and Manufactured Home Zone is designed to achieve the following purposes:

- A. To provide and identify residential areas and developments where either conventionally constructed single family residences or Manufactured Homes may be located within the same subdivision and thereby provide for opportunity for a greater range of housing styles for existing and future residents.

Section 22.9-2: Permitted and Conditional Uses -- RMH Zone

The following Uses shall be permitted where the symbol “P” appears and shall be permitted Uses subject to the granting of a Conditional Use permit where the symbol “C” appears. All Uses not listed are prohibited. For Uses similar to those listed, see Section 30.1.

<u>A. Residential Uses</u>	<u>RMH Zone</u>
1. Single Family Dwelling or Modular Home	P
2. Manufactured Home	P
3. Mobile Home	Section 22.9.3.A.4
4. Group Homes for the Handicapped, per Section 24.6	P
5. Institutional Residential and other Group Homes	C
<u>B. Agricultural Related Uses</u>	<u>RMH Zone</u>
1. Agriculture and Gardening	P
2. Sale of products raised on the premises	P
<u>C. Public and Semi-Public Uses</u>	<u>RMH Zone</u>
1. Churches, convents, monasteries and other religious institutions	C
2. Day Care Center	P
3. Educational Institutions, public or private	C
4. Fire Stations	C
5. Hospitals	C
6. Libraries and museums, public or private	C
7. Pre-school	C
8. Public parks and Recreational Facilities	C
9. Recreational Facilities such as rodeos, country clubs, tennis and aquatic facilities, golf courses, with incidental limited commercial Uses which are commonly associated with and directly related to the primary Use	C
10. Utility Installations and public service substations, reservoirs, pumping plants, and similar installations, not including public utility offices	C

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Section 22.9-2: Permitted and Conditional Uses -- RMH Zone (Continued)

D. <u>Home Occupations</u>	<u>RMH Zone</u>
1. Home occupations subject to the provisions of Section 24.2	P
E. <u>Accessory Uses</u>	<u>RMH Zone</u>
1. Accessory Structures located on the same site as a permitted Use	P
2. Accessory Structures in excess of 3,000 square feet	C
3. Accessory Uses and Structures located on the same site as a Conditional Use	C
F. <u>Temporary Uses</u>	<u>RMH Zone</u>
1. Temporary uses as prescribed in Section 24.1	P
2. Model homes and subdivision sales offices	C

Section 22.9-3: Property Development Standards - RMH Zone

The following property development standards shall apply to all land and Buildings, except that any Lot shown on an official subdivision map duly approved and recorded, or any Lot for which a bona fide deed was duly recorded in conformance with the zoning in effect prior to the date of adoption of this Ordinance, may be used as a Building Site.

A. Special Requirements

1. For Access purposes each Building Site shall have a minimum 30 foot wide Easement or Right-of-Way. A turnaround with a minimum radius of 25 feet shall be provided at the end of each Easement over 150 feet in length. No fences or other obstructions shall be placed in the Easement area except with written permission of all other property owners served by the Easement. For any parcel of land created after January 3, 1995, an Access road to the parcel must be provided prior to the delivery of any combustible Building materials. Said Access road must be constructed to the standards found in Ordinance Number 95-1, the Ordinance for Road Standards.
2. In the RMH Zone, Front Setbacks in subdivision developments may be reduced by 25 percent provided the average of all such Setbacks is not less than the minimum required for the zone.
3. In the RMH Zone, a Building used for public or semi-public Uses shall maintain a minimum setback of 50 feet from any property line. Interior Side and Rear Setback may be used for off-street parking, Landscaping, and recreational purposes.

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Section 22.9-3: Property Development Standards - RMH Zone (Continued)

4. The establishment of a pre-HUD Mobile Home may be permitted subject to the rehabilitation of that unit in accordance with the Arizona Office of Manufactured Housing administrative rules and subject to an insignia of approval having been placed by the state on the home. Mobile Homes shall not be relocated and placed on-site prior to renovation and rehabilitation as provided for in this Ordinance.

B. General Requirements

The following requirements are minimum unless otherwise noted:

1. Density, maximum Dwelling Units per acre	6.0
2. Dwelling Unit per parcel, maximum	1
3. Minimum parcel size, net area in square feet	6,000
4. Lot Width	50 feet
5. Lot Depth	100 feet
6. Front Setback	15 feet
7. Side Setback	5 feet
8. Side Street Side Setback	10 feet
9. Rear Setback	10 feet
10. Lot Coverage, maximum	40%
11. Structure Height	35 feet
12. Off-street parking spaces per Dwelling Unit	2 spaces
13. Distance between Structures	10 feet

All Setbacks shall be measured from property lines. In situations where an Access Easement is located along a property line, the Setback shall be measured from the interior edge of the Access Easement line. Where an Access Easement bisects any parcel of land, said Easement shall be considered a Street for Setback purposes and Street Side Setbacks shall apply.

Section 22.9-4: Performance Standards - RMH Zone

- A. Air conditioners, heating, cooling, ventilating equipment, swimming pool pumps and heaters and all other mechanical devices shall be screened from surrounding properties and Streets and shall be so operated that they do not disturb the peace, quiet, and comfort of neighboring residents. Facilities for the operation of alternate energy systems shall be exempted from the screening requirements when such screening will clearly restrict the efficient operation of such systems.
- B. Required Front and Street Side Setbacks shall be landscaped except for necessary walks, drives and fences. All required Landscaping shall be permanently maintained in a neat and orderly condition.
- C. Required Front and Street Side Setbacks shall not be used for the parking or storage of any motor vehicle or vehicle accessory such as camper shells, trailers, motor bikes, or other wheeled accessory or convenience, except that operable motor vehicles may be parked upon the driveway or Access way to the Garage or Carport.

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Section 22.9-4: Performance Standards - RMH Zone (Continued)

1. One motor vehicle or Travel Trailer for sale may be parked on or adjacent to the driveway but not elsewhere in the Front or Street Side Setbacks.
 2. Licensed and operable motor vehicles or vehicle accessories with signage may not be parked or stored within the required Front and Street Side Setbacks, except for overnight parking within a driveway or Access way to the garage or carport. Vehicles and accessories with signage may not be set up on Site in such a way as to advertise a Use, product or activity.
- D. Outdoor storage of unlicensed or inoperable vehicles, vehicle parts, auto parts, tires, secondhand Building materials, pipe, drums, appliances, household furniture, household refuse, unlicensed Travel Trailers or utility trailers, etc. shall be subject to the following conditions:
1. For any Lot or parcel of land, the area permitted for the above described outdoor storage shall be 200 square feet. An additional 100 square feet of outdoor storage per acre for properties larger than one acre, shall be permitted up to a maximum of 2000 square feet.
 2. On any Lot or parcel of land, all outdoor storage shall be located to the rear of the property and screened from neighboring properties and roadways by a wall, opaque, rigid fencing, Landscaping, or other Structure. Second-hand materials may not be used for the construction of such screening unless otherwise approved by the Community Development Director. Any wall or fencing shall not exceed six (6) feet in height and shall be subject to the provisions of 22.9.7. Stored second-hand materials, vehicles, vehicles parts, etc., shall not be stacked so as to be visible above the required screening, or more than six (6) feet high. The provisions of this paragraph shall not be construed to restrict the storage of firewood maintained for personal use by the occupant of the premises.
 3. All permitted screened outdoor storage areas shall meet the minimum required Building Setbacks as prescribed by this Section.
 4. Outdoor storage shall not be permitted on any lot unless there is a Dwelling on the Lot.
- E. Where public or semi-public Uses are established, a masonry wall or solid wood fence six feet in height as measured from the highest adjacent Grade and screen Landscaping shall be erected and maintained between such Uses and adjacent residential Uses or properties.
- F. Apparatus needed for the operation of active or passive solar energy systems or other alternative energy systems, including but not limited to, overhangs, movable insulating walls and roofs, attached or detached solar collectors, reflectors and piping shall be permitted for any Use subject to the applicable provisions of the Zone.

Section 22.9-5: Signs -- RMH Zone

No Sign or outdoor Advertising Device shall be permitted in any RMH Zone except as provided in Section 26: Signs.

Section 22.9-6: Accessory Structures -- RMH Zone

A. Accessory Structures shall be subject to the following restrictions:

1. Bathroom facilities shall be limited to one (1) sink and one (1) toilet.
2. No kitchen facilities or wet bars shall be permitted.
3. The use of Mobile, Manufactured or Modular Homes, semi-trailers, railroad cars, Travel Trailers, camper shells or similar units as Accessory Structures is prohibited.
4. Accessory Structures may not be established prior to the Dwelling Unit or primary Structure.

B. Attached Structures

An Accessory Structure that is attached to a main Structure shall meet all of the requirements for location of the main Structure except as provided in "E" of this Section.

C. Canopies

Canopies, or roofs attached to the main Building or connecting the main Building with a detached Accessory Structure, may extend into a required Rear or Interior Side Setbacks provided that portions of such Structure extending into the Setback:

1. Shall not exceed 15 feet in height nor project closer than five feet to an Interior Side or Rear Lot Line;
2. Shall be entirely open on at least three sides except for necessary supporting columns; except that a roof connecting a main Building and an Accessory Structure shall be open on at least two sides.

D. Detached Structures

1. A detached Structure shall meet the Setback requirements of the main Building for the Front and Street Side Setbacks.
2. In the RMH Zone on parcels of one-half acre or smaller:
 - d. Accessory Structures that are 120 square feet shall meet the Front and Street Side Setbacks but may be within six feet of the main dwelling and three feet from any Interior Side or Rear Lot Line.
 - e. Accessory Structures that are 64 square feet or less and eight feet or less in height measured to the highest peak may have a 0 foot separations from the main Dwelling and a 1 foot interior side or rear setback as long as the roof does not drain onto an adjacent property.
 - c. If there is more than one shed on a property, there must be at least a six foot separation between sheds.
3. A detached Accessory Structure which does not exceed 15 feet in height or 600 square feet in area may be located within an Interior Side Yard or Rear Setback; provided, however, that such Structure shall not be located closer than five feet to an Interior Side or Rear Lot Line.
4. A detached Accessory Structure which exceeds 15 feet in height, or 600 square feet in area, shall maintain the same minimum Side and Rear Setbacks as required for the main Dwelling.
5. A detached Accessory Structure shall maintain a minimum 10 foot separation from the main Structure.
6. Swimming pools shall be considered to be a detached Structure.

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Section 22.9-6: Accessory Structures -- RMH Zone (Continued)

E. Other Structures

1. Steps, air conditioning units, architectural features, such as eaves, awnings, chimneys, stairways, wing walls or bay windows, may project not more than six feet into any required Front, Street Side or Rear Setback, nor into any required Side Setback more than one-half (1/2) of said required Side Setback.
2. Balconies, porches or decks shall not encroach or project into any required Setback. Uncovered paver/stone patios or slabs on Grade may encroach into any Setback.
3. Swimming pools, including all Accessory or appurtenant Structures and equipment, shall maintain a minimum Setback of five feet from all property lines and Buildings. As a precaution against unauthorized use, swimming pools shall be enclosed by a wall or fence not less than 5 feet in height to the specifications of the Department of Community Development.

Section 22.9-7: Walls and Fences - RMH Zone

- A. In any required Front or Street Side Setback, an opaque or solid wall or fence shall not exceed three feet in height. Non-opaque fences, which are at least 50% transparent, may be established in any required Front or Street Side Setback to a maximum height of six feet.
- B. A wall or fence not more than six feet in height, as measured from the highest adjacent Grade, may be maintained along the Interior Side or Rear Lot Lines; provided, that such wall or fence does not extend into a required Front or Street Side Setback. Stacking firewood along a property line shall be considered a wall or fence and must meet height limits.
- C. Walls or fences exceeding six feet in height may be permitted only through the Variance or Administrative Adjustment procedure set forth in Section 30 and subject to the granting of a Building Permit.
- D. A wall or fence adjacent to a driveway providing vehicular Access to an Abutting Lot shall not exceed three feet in height within fifteen feet of the intersection of said driveway and the Street Right-of-Way so as not to obstruct visibility.
- E. The provisions of this Section shall not apply to a wall or fence required by any law or regulation of the State of Arizona or any agency thereof.
- F. Tires may not be used to construct walls, unless they are fully encapsulated so as to prevent the accumulation of water inside the tires, and subject to the granting of a Building Permit.

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